



COMPREHENSIVE PLANNING
NELLIS DUNES ADVISORY COMMITTEE
December 15, 2008

MEMBERS PRESENT:

Assembly District 20
Bureau of Land Management
Bureau of Land Management
Clark County Board of Commissioners
Clark County Parks & Recreation
Clark County Dept. of Air Quality & Environmental Management
Friends of Gold Butte
Horizon Properties
Las Vegas Convention & Visitors Authority
Nellis Air Force Base
Nevada Operating Engineers Local 12
Skancke Consulting
Six Degrees
Southern Nevada Off Road Enthusiasts
Southern Nevada Trails
Stanley Engineering
Thumpertalk

Joe Hardy
Marilyn Peterson
Mark Chattertan
Tom Collins
Steve Corry
Chuck Richter
Terri Robertson
Virginia Pietrafeso
Julian Dugas
Deborah MacNeill
Cary Parker
Ryan Arnold
Randi Lynn Graber
Don Wall
Zack Livreri
Dan Bender
Brian Wilson

MEMBERS NOT PRESENT:

Clark County Parks & Recreation

Michael Flores

STAFF:

Comprehensive Planning

Bruce Sillitoe
Michael Popp

OTHER MEMBERS OF PUBLIC:

Nellis Air Force Base
Nellis Air Force Base

1Lt Jeff Henderson
MSgt Lynn Urdiales

Compliance with Open Meeting Law. Commissioner Collins called the meeting of the Clark County Comprehensive Planning Nellis Dunes Advisory Committee to order on Monday, December 15, 2008 at 6:00 p.m.

- 1. Welcome – Commissioner Tom Collins.** Commissioner Collins welcomed the members for coming and thanked Mr. Popp for approaching him and Chairman, Rory Reid approximately three years ago about this project.



COMPREHENSIVE PLANNING NELLIS DUNES ADVISORY COMMITTEE December 15, 2008

2. **Introductions.** Commissioner Collins stated that the County is all in favor of the Nellis Dunes project and was hoping on New Year's Eve to hold a truck event on National T.V. with the Las Vegas Strip and fireworks going on in the backdrop. Unfortunately, due to the County not having full control of the land at the time, it wasn't possible to hold the event. Commissioner Collins commented that this was one example why the County wanted to acquire the entire parcel so that they could keep North Las Vegas intrusion out from building and to have a large enough parcel to do anything and everything that can be done out there and have fun with it. The long term goal is to have a facility that everyone can utilize to hold various activities such as: 4 or 2-wheeling, horseback riding or build a bonfire with friends, etc. In Commissioner Collins' opinion, these are examples of what Clark County wants to incorporate. Additionally, with this size of a committee Commissioner Collins believes things could move faster if the group divided into sub-committees, similar to how the Shooting Park was handled. The sub-committees would then discuss their focus, goals and what they would like to see happen in each segment then bring the proposals back as a whole each month to get the Bureau of Land Management (BLM) and Parks & Recreation gears running and ensure when things move along that the committee has a balance approach to the entire property, as far as the BLM will let them go. It is Commissioner Collins' hope that members will see enough success in future committee meetings to consider asking Congress for a larger piece of property to make it continuity and have the Committee continue year-after-year to direct those programs and OHV activities that are developing.
3. **Presentation Nellis Dunes – Michael Popp.** At some point in time the goal of the committee will be to deliver a management plan. In order to look at and work on various categories of the plan, there will be a need for sub-committees to consider the following:

Categories:

- Site Plan - Management Plan consisting of a Use Plan, Resource Plan, Policy/Operations Plan, Marketing Plan, etc.
- Use Plan - Consider types of off-road uses in the project area.
- Funding - Work out how this project will ultimately be funded, develop a management plan.
- Resource Plan - Affect on air quality, type of road bond materials available, identify water wells.
- Sensitive Species - Identify animals and plant material and how to work around them.
- Marketing Plan – see Site Plan above.
- Administrative Plan - Outline policies & procedures (with BLM) and day-to-day operations, work on land transfer.

Mr. Popp discussed potential off-road uses for the 1,000 acre portion of the 11,091 acre site. Mr. Popp stated that the Nellis Dunes project has received national and world-wide attention. Additionally, the Las Vegas Convention & Visitors Authority has recognized that this future venue could bring in additional tourists that want to experience off-road activities in Las Vegas.



COMPREHENSIVE PLANNING NELLIS DUNES ADVISORY COMMITTEE December 15, 2008

The County has been working with Nellis Air Force Base (NAFB) on their needs to make this project compatible with them so they can fulfill their mission and keep the public safe. The County is also working with the Southern Nevada Water Authority on some issues since 1,000 acres is remote and into the subject area. There is an Interlocal Agreement in the process of being worked on with North Las Vegas. The committee will need to think about, in regards to a management plan with BLM, how to function together and make things work for the project. Press releases will be issued when Commissioner Collins advises the committee and it is necessary to release information to the public to make them more aware of the project, and then finally, report back to Commissioner Collins and the Board of County Commissioners on the progress of the committee's functions and the Nellis Dunes project.

Commissioner Collins informed the committee that there are tremendous resources available from BLM, NAFB and Clark County to guide or educate them on various things such as: sensitive plant species, boundaries and what to address as far as protecting the viability of NAFB by not placing too many densities in areas where high density land uses are incompatible with their mission..

Ms. MacNeill, the Director of Public Partnerships at NAFB, displayed a map outlining the bases' northern flight paths, including those used for live and heavy ordnance arrivals and departures. Approximately seventy five percent (75%) of the Air Force's training ordnance dropped in the U.S. takes off from Nellis AFB to the north, including the Nellis Dunes areas. Live and heavy ordnance departures are no longer flown to the south because of the large population densities that have occurred south of the base. A potential benefit of this project is that there is plenty of room, if compatibly designed, to put the densities of people east of NAFB's flight paths. If it's a non-dense use, and it's to the east of the flight paths, they believe there may be common goals to be achieved for protection of the land, to ensure hotels/casinos and other types of incompatible structures are not developed under the flight paths. Ms. MacNeill pointed out potential public safety concerns and mission impacts, such as: if riders (citizens) crossed through the fence onto NAFB property; ordnance or other dropped objects from aircraft; or worst case scenario, a plane crash. If an Interlocal Agreement can be put in place and the federal legislation includes appropriate protections to address NAFB's safety and mission concerns before the land transfer takes place, NAFB may not object to the proposed land transfer. Funding for a new buffer fence was also discussed. In the original proposal, most of the land was to transfer to Clark County, with a strip of land along the southern boundary to be granted to NAFB as a buffer, as well as funding and construction of a fence between the County land and NAFB buffer. However, now that the majority of the land will remain with BLM under Federal designation, a funding source for the fence needs to be found. The buffer area is still necessary, as the plans for the Dunes will result in increased use of the park, increasing the probability that the public will wander onto NAFB accidentally; however, funding for the fence is a concern, as they are uncertain where to obtain funding if the legislation does not include it. Another concern is potential disposal or development of current mining claim areas, as they are under the flight paths. The proposed 150 acres of economic support was also discussed (described by the County as: batch plants, no structures, minimal population densities, etc.) as the proposed area is directly under the flight path and very close to the Accident Potential Zone (APZ). Thus, NAFB requested the County consider relocating the area outside of the flight paths, which may permit additional uses. Otherwise, uses on the parcel will be extremely limited due to the higher accident potential at that location.



COMPREHENSIVE PLANNING NELLIS DUNES ADVISORY COMMITTEE December 15, 2008

Mr. Chattertan with BLM asked for clarification of the term “land transfer”, whether they are doing the resolution with the deed restriction or if it was going to be County land. Mr. Popp’s response was that Congress doesn’t have a resolution but in the County’s resolution to Congress it discusses that it can’t be used for anything else that is written in the congressional bill. The County’s resolution does not currently address NAFB’s concerns. NAFB has expressed the need for a legally binding Interlocal Agreement between Clark County and Nellis AFB, as well as corresponding references in the legislation requiring the Interlocal Agreement be signed prior to transfer of the land.

BLM remarks: The mining claims area needs to be investigated to determine if they are valid or not. These claims are different than other mining claims; they are “pre-1955” or “1955 mining” claims that have surface rights attached to them so they cannot authorize use and program development on them. There is a process where it can be determined whether they are valid claims. If they are not valid BLM can challenge the existence and have a hearing and go through an administrative process and look at the validity of those claims. In regards to NAFB’s comments regarding public safety, BLM concurs since the area is along the flight path.

Commissioner Collins remarks: An Interlocal Agreement is scheduled for the December 19, 2008 Board of County Commissioners meeting between the City of North Las Vegas and Clark County which addresses individuals that own a lot of land in Apex, that was approved on June 16, 2008, that want to develop it. They can get a water agreement through the City of North Las Vegas rather than the Las Vegas Valley Water District (LVVWD) because the City of North Las Vegas will do a Special Improvement District sharing the cost amongst them as well as backing it by the North Las Vegas residents versus developers having to pay upfront to the LVVWD to put in the infrastructure. In the mid-1990’s, North Las Vegas claimed they annexed a bunch of land in Apex on both sides of Las Vegas Boulevard; however, Clark County and BLM do not show any record or report of that. Mayor Michael Montandon, Commissioners Collins and Maxfield met together on occasion and sometimes with other staff and worked out an arrangement so that owners could build heavy industrial such as: cabinet making and gravel pits, and low-density and low-density of workers, and so forth out at the Apex area. Commissioner Collins is hoping to get help from the legislature to change the annexation laws or create a bill that states the City of North Las Vegas will convey the undeveloped property back to Clark County. If the City of North Las Vegas follows Las Vegas Boulevard along Nellis boundaries to Hollywood Boulevard and go across I-15 then follow I-15 all the way out to Highway 93, North Las Vegas would remain to the west side of that and Clark County would have all the property to the east side of that. That would eliminate some conflicts between their zoning standards and Clark County’s. A lot of folks in that area that “voluntarily” annexed into North Las Vegas did it under the aspects whether they would get water service or not. Water is not how you annex, it’s by sewer.

Once a fixed line is defined between Clark County and North Las Vegas it should eliminate development, code and annexing conflicts. It would be beneficial for Clark County and this Committee can put all that property into one entity where it can be designated as un-developable and usable and bring in money to put in a buffer (fence) between NAFB and the Nellis Dunes area. There is a lot of opportunity to get some “trade outs” for some development and things out there for off-road vehicle uses. It would be beneficial to have legislation do a conveyance, de-annexation or amend the de-annexation laws to address this particular area pertaining to the Nellis Dunes as outlined by the City and County. Mr. Hardy mentioned that today is the deadline to submit the bill draft request to the legislature. Mr. Hardy hopes there will be another deadline after the first 2009 Legislative Session.



COMPREHENSIVE PLANNING
NELLIS DUNES ADVISORY COMMITTEE
December 15, 2008

Additional Comments: Commissioner Collins and Mr. Popp clarified some committee member's questions regarding annexation, definition of low-impact uses and on/off-courses. Mr. Popp offered to speak one-on-one with committee members at another time to answer any questions. Commissioner Collins asked committee members to address permit processes, deadlines, licensing and insurance requirements of BLM and Clark County Parks & Recreation to hold events. Determine who to approach to get certain needs met or what it takes to be in compliance. Members are encouraged to contact Mr. Popp and inform him which sub-committee(s) they want to participate in. The purpose of this is for each sub-committee to decide what is needed to make their event work and bring that information to the Nellis Dunes Advisory Committee meeting to inform the group as a whole what they believe is needed and work out any issues that may arise.

4. **Nomination of Chair and Vice-Chair.** Commissioner Collins will temporarily chair the committee at this time until members nominate a chair and vice-chair at the next meeting.
5. **Public Comments.** None.
6. **Next Meeting.** It is suggested that the next meeting be set for January 26, 2009 at 6:00 p.m. in the Pueblo Room.
7. **Adjournment.** The meeting adjourned at 8:15 p.m.

For more information about the Nellis Dunes project please visit our website:
www.accessclarkcounty.com/depts/comprehensive_planning/nellis/Pages/nellisdunes.aspx